

**CHAPTER 1175**  
**Definitions**

**1175.01 Definitions.**

**CROSS REFERENCES**

Plat and subdivision defined - see Ohio R.C. 711.001  
General definitions - see ADM. 101.02

**1175.01 DEFINITIONS.**

For the purpose of these Subdivision Regulations the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- (1) "Block" means a piece or parcel of land entirely surrounded by public highways, public streets, railroad rights-of-way, parks, streams, lakes or bodies of water, or a combination of these bounds.
- (2) "Building site" means that portion of the lot or parcel of land upon which the building and appurtenance are to be placed, or are already existing, including adequate areas for sewage disposal, clearance, proper drainage, and appropriate easements.
- (3) "Clerk" means the City Clerk of Hilliard, Ohio.
- (4) "City Engineer" means the City Engineer of Hilliard, Ohio.
- (5) "Council" means the City Council; the legislative authority of the City of Hilliard, Ohio.
- (6) "County" means Franklin County, State of Ohio.
- (7) "Crosswalk" means a right-of-way which cuts across a block to facilitate access to adjacent streets and properties.
- (8) "Developer" means any person, partnership or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land.
- (9) "Easement" means a grant by the property owner for specified use of the land to a corporation, partnership, person or persons, or to the public.
- (10) "Final plat" means the final map, drawing, or chart on which the subdivider's plan is presented to the City Planning and Zoning Commission for approval and which, if approved, will be submitted to the Recorder of Franklin County.

- (11) "Floodplain" means that portion of a river or creek valley adjacent to the drainage channel which is periodically covered with water when the river or creek overflows its bank during flood stage.
- (12) "Improvements" means street improvements, with or without curb or gutter, sidewalks, crosswalks, water mains, sanitary and storm sewers, street, trees and other appropriate items.
- (13) "Lot" means a parcel of land intended for transfer of ownership or building development, having its principal frontage on a public street.
- (14) "Master Plan" means the comprehensive plan which may consist of several maps and data, or any portion thereof, made and adopted by the City Planning and Zoning Commission, and which shows the general location and extent of physical facilities including major streets and main thoroughfares, parks, schools and other public open spaces, and public building sites.
- (15) "Neighborhood unit" means a neighborhood development as a district adhering to the principle that it should have social homogeneity among its residents and contain its own elementary school, local business district, churches, clubs, recreation area and be bounded, not traversed, by major thoroughfares or major streets as hereinafter defined.
- (16) "Net acre" means the total amount of land in a tract of land after street areas and community facilities such as schools and parks are subtracted.
- (17) "Official map" means the map established by the Planning Commission showing streets, highways, and parks theretofore laid out, adopted and established by law, and any amendments or additions thereto adopted by the City Planning and Zoning Commission.
- (18) "Official Highway Plan" means a plan designating a system of principal or major streets and highways for traffic intercommunication.
- (19) "Owner" means any individual, firm, association, syndicate, copartnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the land under these Subdivision Regulations.
- (20) "Performance bond" or "surety bond" means an agreement by a subdivider or developer with the City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.
- (21) "Planning and Zoning Commission" or "Commission" means the Planning and Zoning Commission of the City of Hilliard, Ohio.
- (22) "Plat" means a map upon which the subdivider's plan of the subdivision is presented and which he submits for approval and intends to record in the final form.
- (23) "Preliminary plan" means the preliminary plan, drawing or chart indicating the proposed layout of the subdivision.

- (24) "Regulations" means the Subdivision Regulations for the City of Hilliard, Ohio.
- (25) "Reserves" means parcels of land within a subdivision that are intended for future use.
- (26) "Reverse frontage" means lots within a subdivision that have frontage on a public street and back to a highway or major street.
- (27) "Setback line" means a line indicating the minimum horizontal distance between the street easement or right-of-way line and buildings, or any projection thereof other than steps or permanently open porches, unless otherwise specifically defined.
- (28) "Street" means a way for vehicular traffic, whether designated a street, highway, thoroughfare, parkway, throughway, freeway, road, boulevard, avenue, lane, place or any other designation.
  - (a) "Intercommunity thoroughfares" means:
    - (1) Interstate or expressway which possesses an extra-wide right-of-way carrying high traffic volumes of unobstructed, limited-access vehicular movement.
    - (2) Limited access highways which intercept several major streets and may or may not have separated intersection. This is a principal or heavy traffic street of considerable continuity and used primarily as a traffic artery for intercommunication between large areas.
  - (b) "Intracommunity streets" means:
    - (1) "Major streets" means local thoroughfares which carry crosstown traffic from several neighborhoods, thereby servicing several residential collector streets.
    - (2) "Collector street" means primary streets servicing industrial and commercial areas or the principal street which carries traffic from minor streets to major streets, including the principal entrance streets of residential developments and primary circulation routes within such developments.
    - (3) "Minor streets" or "local streets" means streets used primarily for access to abutting properties.
    - (4) "Marginal access streets" means a minor street which is parallel and adjacent to an arterial street and which provides access to abutting properties and protection from major streets or thoroughfares.
    - (5) "Cul-de-sac" or "dead-end streets" means a minor street with only one outlet.
    - (6) "Alley" means minor ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting a street.
    - (7) "Street width" means the shortest distance between the lines delineating the right-of-way of a street.

- (29) "Subdivider" means any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision of land hereunder for himself or for another.
- (30) "Subdivision" means:
- (a) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots from the parent tract, any one of which is less than five acres for the purposes, whether immediate or future, of transfer of ownership. However, the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners where such sale or exchange does not create additional building sites, shall be exempted.
  - (b) The improvement of one or more parcels of land for residential, commercial or industrial structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures, and the division or allocation of land as open spaces for common use by owners, occupants or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.
- (31) "Vicinity map" means a drawing at a reduced scale which shows legibly, by dimension or other means, enough area beyond the bounds of the proposed subdivision to locate and orient the subdivision with the City and the relationship of the site to the community facilities which serve or influence the property.  
(1980 Code 151.04)